

13-220  
#1091

## KNOW ALL MEN BY THESE PRESENTS

TRANSFER  
TAX  
PAID

013663

THAT, we, CURTIS A. SEARS and JEANNE L. SEARS, of Waterville, Kennebec County and State of Maine, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid, we do hereby give, grant, bargain, sell and convey unto ROBERT M. HENRY AND MILDRED A. HENRY AS TRUSTEES OF THE ROBERT M. HENRY FAMILY TRUST, whose mailing address is 20 Buccaneer Way, Coronado, California 92118, and to WILLIAM F. LAWLER AND ROBERTA L. LAWLER, as joint tenants and not as tenants in common, whose mailing address is 11 Park Street, Waterville, Maine 04901, their heirs and assigns forever:

Two certain lots or parcels of land together with the buildings and improvements thereon, situated in Waterville, County of Kennebec and State of Maine, and being bounded and described as follows:

PARCEL 1. BEGINNING at a point on the Northerly line of land of John L. Thomas, Jr., and the Southerly line of land of Herbert W. Hart at a point 368.29 feet as measured on a line bearing S 59° 31' E from the Southeasterly corner of land of David and Christine C. Hamlin; THENCE running S 59° 31' E approximately 808 feet to the Kennebec River; THENCE Northerly by the Kennebec River to a point where a line bearing S 59° 31' E parallel to the North line of said Thomas and located 134.5 feet Northerly as measured at right angles would intersect the river; THENCE N 59° 31' W and along the line of a woven wire fence about 794 feet to the Northwest corner of the lot herein, said point being located 242.73 feet on a line bearing N 36° 22' E as measured at right angles of the North line of Lot No. 3 at a point 26.71 feet Westerly from the Northeast corner of said Lot No. 3 at a point as shown on a Plan of Proposed Sub-division owned by John L. Thomas, Jr., dated June 1973, and recorded in the Kennebec County Registry of Deeds in Plan Book 44, Page 63 and 63A; THENCE S 36° 22' W 135.14 feet to the point of beginning.

PARCEL 2. BEGINNING at a point in the land of John L. Thomas, Jr., at an iron rod set at the Northeast corner of a certain lot marked No. 3 as shown on a Plan of Proposed Sub-division owned by John L. Thomas, Jr., dated June 1973, and recorded in the Kennebec County Registry of Deeds in Plan Book 44, Page 63 and 63A; THENCE Northeasterly at right angles to the North line of said lot 50.11 feet to an iron rod set in the land now or formerly of Charles A. Crowell and Helen E. Crowell; THENCE at right angles and running S 59° 31' E by land of said Crowell 265.33 feet to an iron rod set in the ground; THENCE at right angles to the last mentioned line and running Northerly 60 feet to an iron rod set in the ground in the North line of land of said Crowell; THENCE N 59° 31' W along the Northerly line of said Crowell 285.8 feet to a point; THENCE S 36° 22' W about 25 feet to an iron rod located 83.2 feet as measured at right angles to the North line of Lot No. 3 and 57.08 feet from an iron rod set on the line of a cul-de-sac known as "Thomas Drive"; THENCE Southwesterly 57.08 feet to an iron rod set on the radius of said cul-de-sac which set rod is located 50 feet from the center of said curve and 48° 24' by a central angle measured left from the center point through the projection of the North line of "Thomas Drive"; THENCE along the curved

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line of 50 foot radius 42.24 feet to an iron rod at the intersection of the North line of Lot No. 3 and the beforementioned cul-de-sac; THENCE S 53° 38' E 43.7 feet to an iron rod set at the point or place of beginning.

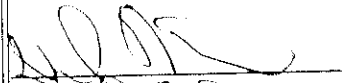

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by Warranty Deed of Charles A. Crowell and Helen E. Crowell, dated September 30, 1986 and recorded in the Kennebec County Registry of Deeds at Book 3031, Page 331.


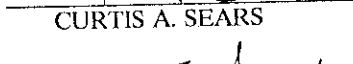
TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said <sup>ROBERT M. HENRY AND MILDRED A. HENRY</sup> AS TRUSTEES OF THE ROBERT M. HENRY FAMILY TRUST, AND TO WILLIAM F. LAWLER AND ROBERTA L. LAWLER, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

AND we do covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as aforementioned; and we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said CURTIS A. SEARS and JEANNE L. SEARS, being husband and wife, have hereunto set our hands and seals this 13th day of the month of April, 1992.

SIGNED, SEALED AND DELIVERED  
in the presence of:


  
CURTIS A. SEARS  
  
JEANNE L. SEARS

STATE OF MAINE  
Kennebec County, ss.

April 13, 1992

Then personally appeared the above-named CURTIS A. SEARS and JEANNE L. SEARS, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public  
Print name: David R. Whittier  
My commission expires: \_\_\_\_\_



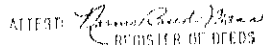
**DAVID R. WHITTIER**  
**MY COMMISSION EXPIRES:**  
**AUGUST 31, 1993**

JAY H. KRALL, ESQ.

96 State St.  
Augusta, Maine  
04332-0027  
626-3330

RECEIVED KENNEBEC SS.

1992 JUN -3 PM 2:47

ATTEST:   
REGISTER OF DEEDS